GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department– Nidadavole Municipality–change of land use from Industrial use to Residential use to an extent of 3399.30 Sq.mts. (6 Bits of Sites) in R.S.No.353/1B, 353, 353/1B/10 of Nidadavole Municipality– Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 33 **Dated: 03-03-2025**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/30/2018-RJDR, dt.08.01.2019.
2. Govt. Memo No. MUNA0NDV/2/H2/2019, dt.18.02.2019.
3. From the DT&CP., Lr.Roc.No.MAU03-19022(32)/30/2018-RJDR, dt.05.07.2019.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt.30.06.2012.
5. Govt. Memo No.MUNA0NDV/2/H2/2019, dt.28.08.2019.
6. From the DTCP, AP, Guntur, Lr.Roc.No.2820/2018/R2, dt.09.01.2020.
7. From the DT&CP., Lr.Roc.No.MAU03-19022(32)/30/2018, dt.02.09.2020.
8. Govt Memo No.809296/H2/2019, dated.12.07.2024.
9. From the DT&CP, AP, Mangalagiri Lr.Roc.No.19022 (32)/30/2018-RJDR, dated.08.08.2024.
10. Govt.Memo No.809296/H2/2019, dated 19.12.2024.
11. From the DT&CP, AP, Mangalagiri Lr.RoC.No.19022(32)/30/2018-RJDR, dated 13.02.2025

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ORDER:-

The Draft variation to the land envisaged in Nidadavole General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.417, Part-I, dated.29.08.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd and 7th read above has submitted that, the Commissioner, Nidadavole Municipality has informed that the applicant has paid total an amount of Rs.3,22,000/- towards development/conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, in the reference 6th read above, has submitted that, the Commissioner, Nidadavole Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in reputed daily news papers calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter.

3. The Director of Town & Country Planning, AP in the reference 9th and 11th have confirmed that no water bodies were found on the site or near the proposed site boundaries and furnished detailed report. Hence, the draft variation is confirmed.

(P.T.O)

4. The appended notification will be published in the issue of the Andhra Pradesh Gazette. i.e. 03.03.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Mangalagiri, Guntur District.
The Regional Deputy Director of Town Planning, Rajamahendravaram,
East Godavari District.

Copy to:
The individual through the Commissioner, Nidadavole Municipality.
The Commissioner, Nidadavole Municipality, East Godavari Distrct.
The District Collector, East Godavari District at Rajamahendravaram.

APPENDIX
NOTIFICATION

The following variation to the Nidadavole General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.475, MA., dt.19.09.2000 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub–section (4) of the said section.

VARIATION

The site in R.S.No.353/1B, 353, 353/1B/10 of Nidadavole Municipality, East Godavari District to an extent of 3399.30 Sq.Mts. The boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial land use in the General Town Planning Scheme (Master plan) of Nidadavole Town sanctioned in G.O.Ms.No.475, MA., dated:19.09.2000 is now designated for Residential land use by variation of change of land use based on the Council Resolution No.312 of 2018-19, dt.29.11.2018 as marked "A to S" (Residential) in the revised part proposed land use map G.T.P.No.10/2019/R available in the Municipal Office, Nidadavole Town, subject to the following conditions that;

1. The applicant shall maintain 9 mts wide buffer zone towards industrial area.
2. The applicant shall handover site affected in road widening as shown in the GTP map to the local body through registered gift deed at free of cost.
3. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development

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Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30’-0’’ wide road.
East	:	Existing 30’-0’’ wide road and Industrial Area.
South	:	Existing 30’-0’’ wide road.
West	:	Industrial Area.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER